

## SECTION 5.16 PLEASANT STREET CORRIDOR DISTRICT (PSCD)

### (a) Intent and Purpose:

The Pleasant Street Corridor District (PSCD) has been enacted to encourage the best use of the Pleasant Street Corridor physically, economically, environmentally, and socially while promoting the best interests of the residents of the Town.

The PSCD is intended to fulfill the goals and objectives contained in the Pleasant Street Corridor Concept Plan and Implementation Strategy (herein defined as "the Corridor Plan"). The PSCD zoning is designed to achieve these goals through sound planning and site design principles.

The major objectives of the Corridor Plan are the following:

- Define the character of the corridor
- Facilitate a mix of uses including residential, office, research and development, hotel, retail, etc.
- Improve quality of life
- Develop at an appropriate scale and size
- Increase real estate investment and maximize development to enhance the Town tax base
- Promote accessibility to and within the district by improving existing and creating new roadways, mass transit, pedestrian walkways, bicycle paths
- Calm Pleasant Street traffic and manage traffic impacts
- Improve access to the Charles River
- Encourage Smart Growth and Low Impact Development (LID) to develop in an environmentally sustainable manner, manage storm water, and protect the riparian habitat

### (b) District Delineation:

The Pleasant Street Corridor District (PSCD) ~~will~~ replace the westernmost Industrial-3 (I-3) in its entirety (Waltham border to Myrtle Street). The provisions of this Section shall apply only to the boundaries of the Pleasant Street Corridor District. ~~Within this District, there will be sub-categories of PSCD1, PSCD2 which will allow residential mixed use, and PSCD3 which will allow commercial mixed use.~~

1. PSCD2 requires projects with a residential component to also include a minimum of 25% of gross floor area to be commercial.

2. PSCD3 allows a mix of retail, commercial, and light industrial uses, and does not allow for residential uses.

3. Any area within the Pleasant Street Corridor District that is not classified as PSCD2 or PSCD3 shall be classified as PSCD1.

### (c) Authority and Procedures:

The Planning Board shall be the Special Permit Granting Authority (SPGA) for all Special Permits including Site Plan Review in accordance with Section 9.03 within the PSCD. The Planning Board shall hold a public hearing in accordance with procedures outlined in Section 9.04. The Planning Board shall not approve any such Special Permit unless it finds that the four conditions for approval set forth in Section 9.05(b) of this Zoning Ordinance have been met. For applications requiring Site Plan Review, the Planning Board shall also consider, among other things, the ten criteria listed in Section 9.03(c).

(d) Dimensional Criteria:

- (1) For baseline criteria, refer to Section 5.04 Table of Dimensional Requirements.
- (2) Adjustments to baseline dimensional criteria may be granted for certain development incentive credits as noted in Section 5.16(h). The maximum allowable adjustments are outlined herein.
- (3) Alterations, additions, and extensions to nonconforming structures shall be subject to Section 4.06. Existing buildings are eligible to receive development incentive credits ~~to when creating~~ modifications to **the Floor Area Ratio (FAR)**, maximum building coverage, height, and parking requirements as outlined in Section 5.16(h).
- (4) Maximum Floor Area Ratio:
  - (A) Mixed-Use Development, ~~of which where~~ a minimum of ~~75~~**25**% of the ~~ground-gross~~ floor ~~area~~ is used for retail/commercial or service use: FAR ~~up to of 2.01.5~~ may be allowed by Special Permit for achieving development incentive credits in accordance with Section 5.16(h).
  - (B) All other development: FAR 1.0. A maximum FAR of ~~2.01.5~~ may be allowed by Special Permit for achieving development incentive credits in accordance with Section 5.16(h).
- (5) Minimum Lot Area per Dwelling Unit: ~~800-1000~~ **square feet** per dwelling unit.
- (6) Heights:
  - (A) Minimum height: 24 feet
  - (B) Maximum height: 54 feet/5 stories except where noted in Section 5.16.d.1(D).
  - (C) Heights in Buffer Areas: Buildings abutting the river, wetlands, a T (~~Two-Family~~), or S-6 zoning district shall incorporate setbacks, step backs and/or reduced heights to mitigate potential negative impacts upon these districts and environmentally sensitive areas, as required within Section 5.16.d(10).
  - (D) Provisions for Increased Height: The maximum allowable height may be increased, up to 66 feet/6 stories ~~with 10-15 foot step back from the buildings front facade~~ and to 79 feet/7 stories with an additional 15 ~~25~~ foot step back ~~from the buildings front facade~~, by Special Permit, for achieving development incentive credits in accordance with Section 5.16(h).
  - (E) All Flat-roof development ~~Buildings with~~ a height greater than two stories, which shall be maximum of 26 feet, shall step-back any subsequent stories (third and above) a minimum of 15 feet from the required build-to-line such that the sight lines from the adjoining public way or Charles River pathway will be visually lessened.
  - (F) Within 32 feet of the street-facing property line, pitched roof development shall have a pitched main roof(s) with the roof/wall connection at 26 foot in height, with a maximum ratio of 1:1 (45 degrees). Dormers may be allowed so long as they comply with adopted design standards and guidelines.

(7) Building Coverage:

- (A) Maximum total building coverage: 50% with a maximum of 60% allowed by Special Permit in accordance with Section 5.16(h)
- (B) Maximum footprint (per floor) for a single tenant for retail or restaurant use
- 12,000 square feet
  - Up to 40,000 square feet with Special Permit
  - No limitation on square feet for non-retail commercial uses

(8) Maximum Impervious Surface: 80%

(9) Minimum Open Space:

All new development shall have at least twenty percent (20%) of the total site area devoted to Open Space; required setbacks shall be considered as part of the total area for Open Space. The required Open Space shall not be used for parking, loading, or roadway purposes and shall be open and unobstructed to the sky; items such as benches, walkways, planters, landscaping, swimming pools, kiosks, gazebos, and similar structures shall not be considered as obstructions.

(10) Setbacks:

(A) Build-to Line Setback

- Build-to Line setback shall be 10 feet from front-street facing property lines for commercial uses as described in 5.16(b). Setbacks may be increased up to a maximum of 30 feet as specified below for purposes of amenities such as a plaza, square, courtyard, recessed entrance, or outdoor dining, but not intended for automobile use. A minimum setback of 15 feet shall apply to sites with residential only uses and/or all portions of buildings not located over commercial space. In the case of multiple buildings on one lot, at least one building shall comply with the required build-to-line, but in no instance shall buildings span less than a minimum of 25% of the lot frontage at the determined build-to-line.
- An increased setback up to 30 feet along Pleasant Street and 50 feet along other streets within the corridor may be required or requested by an applicant if it is found that strict adherence to the 10 foot Build-to Line is inconsistent with the Corridor Plan and development pattern, as determined by the SPGA.
- The Build-to Line line shall may also allow for averaging of a building's setback from the property line to accommodate changes in building façade and irregular property boundaries, but no area of a building shall encroach not be decreased by more than 10% of the required setback.
- Exception - first floor open-air porches, covered stoops, and/or porticos (no screening, doors, or windows allowed) extending no more than 50% into the setback within the build-to-line setback by Special Permit.

(B) Side Yard Setback

- Buildings may be contiguous on a block: zero (0) lot line and/or shared party wall.
- Where a party wall is not possible, setback from property line shall be a minimum of 18 feet. Corner lots may be developed with two front yards with yards determined by the Zoning Enforcement Officer.

- Maximum contiguous building wall **on a block**: shall be no more than 250300 feet, but in instances where a façade is over 100' feet, techniques to provide variation in the façade shall be employed, using design guidelines, as adopted by the Town. Consideration for views to the Charles River should be considered by placing shorter façades facing the street and longer façade perpendicular to the river

(C) Rear Yard Setback

- 18 feet minimum for all sites.
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(D) Waterfront setback (including wetlands):

- No structures shall be permitted within the 50 feet setback from top of bank or to first road.

(E) Setback adjacent to the S-6 or T Zoning Districts:

- Within 40 feet of the S-6 or T Zoning Districts, flat roof development shall be no taller than 35 feet to the roofline.
- Within 40 feet of the S-6 or T Zoning Districts, pitched roof development shall have a pitched main roof(s) with the roof/wall connection at 26' in height, with a maximum ratio of 1:1 (45 degrees), and dormers may be allowed so long as they comply with adopted design standards and guidelines.
- On lots narrower than 100 feet in depth, the basement or first floor of a building may be extended into the rear yard by 8 feet for the purposes of structured parking so long as the remaining 10-foot setback is preserved as a vegetated landscape buffer with a mix of plantings and decorative fencing that provides year round screening.

(11) Minimum Lot Area:

- 10,000 square feet.

(12) Minimum Frontage:

- No minimum requirement.

(e) Parking Requirements:

(1) The provision of off-street parking shall comply with the requirements of Article VI.

(2) In addition to the requirements pertaining to the quantity of parking spaces, parking areas shall comply with the following standards to the maximum extent possible:

- Improve and soften the appearance of parking areas.
- Shade and cool parking areas.
- Reduce the amount and rate of stormwater runoff.
- Reduce pollution and temperature of stormwater runoff.

(A) Location of Parking:

Any surface parking lot shall, to the maximum extent feasible, be located at the rear or side of a building, relative to any principal street, public open space, or pedestrian way.

(B) Visual Impact:

In addition to locating parking areas to the rear or side of buildings (or when it is not feasible), the visual impact of parking areas from sidewalks, streets, the river, and from adjacent residential zones shall be reduced to the greatest extent possible by screening with living vegetation, ornamental fencing, or a combination of landscaping and fencing.

(3) Provisions for Parking Requirement Reductions:

Reductions of the required number of parking spaces may be granted by Special Permit in accordance with §6.01(f), Shared Parking, and Section 5.16(h)(3), Alternative Transportation Incentives, of which the total reduction shall not exceed ~~45~~<sup>25</sup>% of the required amount.

(f) Design Guidelines:

(1) Purpose:

The Design Guidelines are intended to promote ~~certain~~<sup>beneficial</sup> urban design principles and physical building characteristics within the Pleasant Street Corridor District. The guidelines are intended to aid in the review of proposals, but are not intended to discourage innovative architectural design solutions.

(2) Guidelines:

In general, proposals should seek to satisfy the following:

- (A) Be complementary to and provide for a harmonious transition in scale and character between adjacent sites.
- (B) Provide for high-density quality development consistent with the character of building types, streetscapes, and other community features traditionally found in densely settled areas of the Town or in the region.
- (C) Maintain streetscape continuity with a strong building presence along the primary street edge.
- (D) The size and detailing of buildings shall be pedestrian oriented and incorporate features to add visual interest while reducing appearance of bulk or mass. Blank walls should be avoided.
- (E) A distinct "sidewalk" presence with incorporation of elements such as planters, traditional awnings, signage projecting from building façade (blade signage), etc. to enhance the pedestrian scale and interest of the street.
- (F) Avoid prototypical, standardized brand identity-related architecture and signage for businesses with multiple locations (i.e.: retail "chain" stores and restaurants.)

(g) Environmental Sustainability Guidelines:

(1) Purpose:

The following Environmental Sustainability Guidelines are intended to promote environmentally responsible site design and green building principles within the PSCD in order to better manage stormwater, conserve natural resources, and reduce the impact of development on the natural environment. To provide additional guidance the Town may enact a separate LID and Stormwater Ordinance.

(2) Guidelines:

In general, proposals should seek to satisfy the following:

- (A) To the maximum extent possible, retain stormwater runoff on-site.
- (B) Diminish the heat island effect.
- (C) Employ energy conscious design with regard to orientation, building materials, shading, landscaping, window glazing, and other elements.
- (D) To the maximum extent possible, retain existing healthy, viable trees and plant additional trees.
- (E) Incorporate Green roofs (vegetated roof covers)

- (F) Use permeable paving materials
- (G) Use bioretention systems (such as rain gardens) instead of traditional structural conveyance systems
- (H) Comply with current Leadership in Energy and Environmental Design (LEED) criteria, as promulgated by the U.S. Green Building Council.
- (I) Utilize energy-efficient technology and renewable energy resources
- (J) Incorporate best practices in stormwater management and LID techniques.

(h) Development Incentive Credits:

Subject to approval by Special Permit, developments may receive adjustments to the dimensional criteria and/or parking requirements for achieving one or more of the following:

(1) Enhancing Public Open Space:

(A) Publicly Useable Open Space:

Developments may receive increases to the maximum allowable building coverage, FAR, and/or height in accordance with Section 5.16d(6)(D) if a minimum of 50% of the required open space is designated as "*Publicly Useable Open Space*" and open to the public from dawn to dusk. The purpose of this provision is to provide incentives for the setting aside of lands that are accessible and useable and designed for the enjoyment of the Public. Larger adjustments may be allowed where Publicly Useable Open Space is contiguous with other areas of Publicly Useable Open Space to link sites, encourage walking, and/or provide access to the Charles River.

(B) Charles River Bike Path Connections:

A development that provides a significant contribution to improve, extend, and/or provide both visual and physical connections to the Charles River bike path as determined by DCDP Staff may receive increases to the maximum allowable building coverage, FAR, and/or height in accordance with Section 5.16(d)(6)(D).

(2) Structured/Underground Parking:

Developments that provide the required parking spaces underground or within a structure may receive increases to the maximum allowable building coverage, FAR, and/or height in accordance with Section 5.16(d)(6)(D).

(3) Alternative Transportation Incentives:

Developments that encourage the use of alternative modes of transportation shall be eligible to receive a reduction of the required amount of automobile parking spaces. This credit may be achieved by demonstrating a reduced demand for automobile parking by the encouragement of cycling, walking, car sharing, and use of public transit. Possible methods to reduce parking demand are the provision of showers for bicycle commuting employees, sheltered bicycle parking, providing connections to public transit, on-site car sharing services, etc. The reduced parking requirement shall correspond to the reduced automobile parking demand, but in no case shall the reduction exceed 425%.

(4) Conformance with Guidelines:

Development that achieve significant conformance with the Design Guidelines and Environmental Sustainability Guidelines may receive increases to the maximum allowable building coverage, FAR, and/or height in accordance with Section 5.16(d)(6)(D). In determining such increases, the SPGA may



seek input, for advisory purposes, from the Conservation Commission, Environment and Energy Efficiency Committee, Department of Public Works, and other Town Departments, Boards, and Commissions.

(5) Development of Opportunity Sites:

Development of desirable uses at key opportunity sites as outlined in the Corridor Plan may receive increases to the maximum allowable building coverage, FAR, and/or height in accordance with Section 5.16(d)(6)(D).

*See Following Pages for Proposed Changes to Table of Use Regulations*

DRAFT

## SECTION 5.01 TABLE OF USE REGULATIONS

As a Principal Use		S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
<b>1. Residence</b>																
a.	Dwelling, Single Family	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
b.	Dwelling, existing one-family converted for two-families	N	N	Y	SP	Y (6)	Y	Y	N	N	N	N	N	N	N	N
c.	Dwelling, two family	N	N	Y	SP	Y (6)	Y	Y	N	N	N	N	N	N	N	N
d.	Existing dwelling converted for three families	N	N	Y	N	N	SP	SP	SP	SP	N	N	N	N	N	N
e.	New construction of three family dwelling structures.	N	N	Y	N	N	SP	SP	SP	SP	SP	N	N	N	N	N
f.	Multi-family 4+	N	N	SP/SR	N	N	SP/SR	SP/SR	SP/SR	SP/SR	Y (2)	N	N	SP/SR	SP/SR (12)	N
g.	Row houses and townhouses															
	1. Three units	N	N	SP	N	N	SP	SP	SP	SP	N	N	N	SP	Y (12)	N
	2. Four to eight units	N	N	SP/SR	N	N	SP/SR	SP/SR	SP/SR	SP/SR	N	N	N	SP/SR	SP/SR (12)	N
h.	Licensed lodging house	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
i.	Hotel and Motel Use	N	N	N	N	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR (12)	N
j.	Trailer park or mobile home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
k.	Mixed-use Development															
	1. Up to three residential units	N	N	N	N	N	N	N	SR (7)	SR (7)	SR (7)	N	N	SP/SR (8)	Y (8, 12)	N
	2. Greater than three residential units	N	N	N	N	N	N	N	SP/SR (7)	SP/SR (7)	SP/SR (7)	N	N	SP/SR (8)	SP/SR (8, 12)	N



## SECTION 5.03 NOTES TO TABLE OF USE REGULATIONS

Create a new note (12) for the PSCD category. The proposed note shall apply to all residential, mixed-use, commercial, and industrial categories within Section 5.01 where there is a SP or SP/SR indicated.

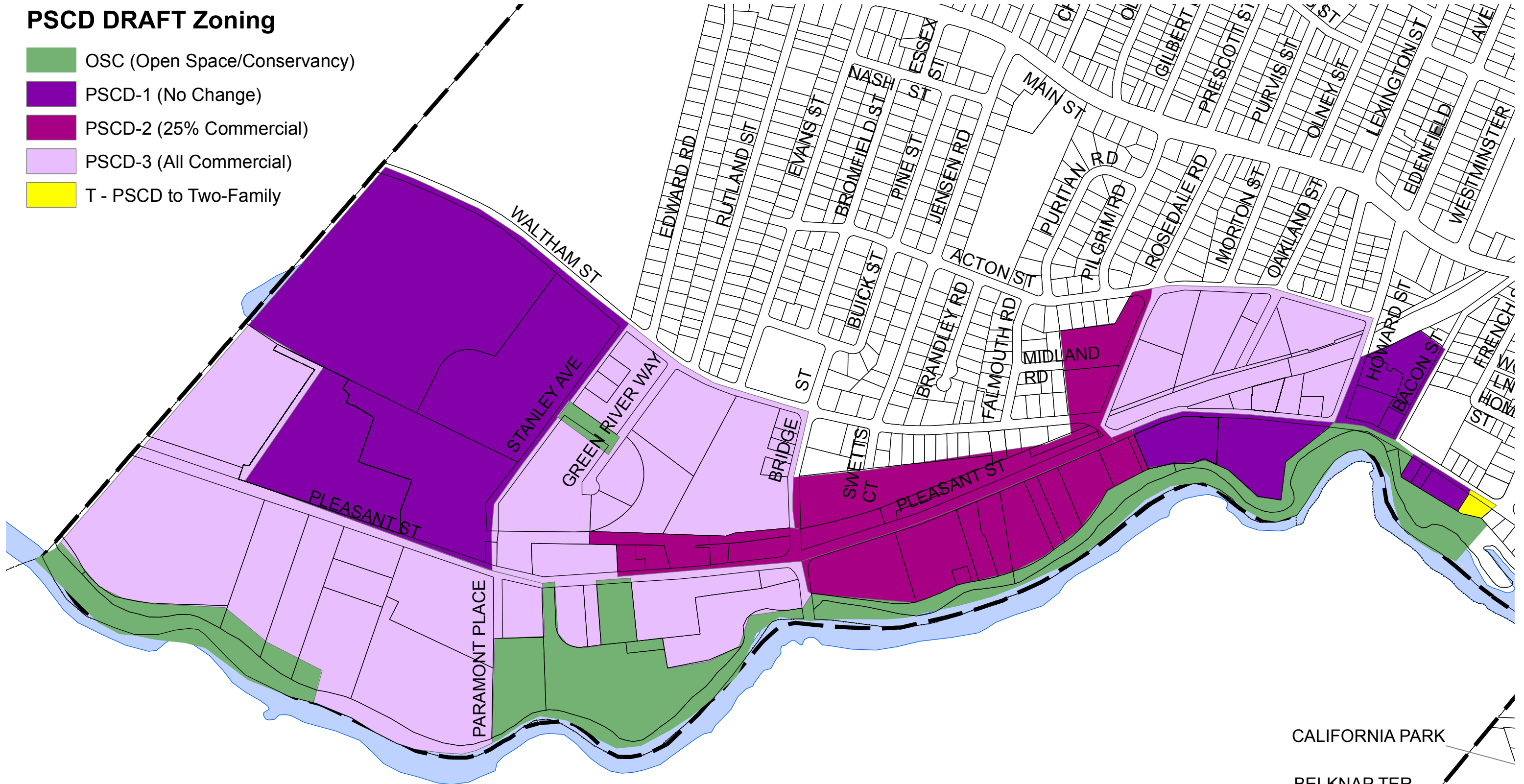
(12) In the PSCD1 and PSCD2 sub-categories, residential uses are permitted as described in Section 5.16 of the Zoning Ordinance and as indicated with in Table 5.01. Residential uses are not permitted in the PSCD3. Projects less than 33 feet in height and not located within the buffer areas require only a Site Plan Review (SR) permit (exempt from Special Permit) prior to obtaining a building permit. All other zoning requirements shall apply.

# DRAFT Pleasant Street Corridor Zoning

## Updated September 26, 2014

### PSCD DRAFT Zoning

- OSC (Open Space/Conservancy)
- PSCD-1 (No Change)
- PSCD-2 (25% Commercial)
- PSCD-3 (All Commercial)
- T - PSCD to Two-Family



CALIFORNIA PARK  
BELKNAP TER



**WATERTOWN**  
MASSACHUSETTS



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Feet

